

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
MAY 18, 2006

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, MAY 18, 2006**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of April 20, 2006, MAPC meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 2-1 to Items 2-6 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of May 11, 2006. Don Anderson, Bob Aldrich, Hoyt Hillman, Bill Johnson, Darrell Downing, and Michael Gisick, present. Mitch Mitchell absent. Copies of their recommendations have been furnished to the Planning Commission.
Agenda Item 2-1 (SUB2006-86) Approved, vote (6-0); Agenda Item 2-2 (SUB2006-43) Approved, vote (6-0);
Agenda Item 2-3 (SUB2006-38) Approved, vote (6-0); Agenda Item 2-4 (SUB2006-42) Approved, vote (6-0);
Agenda Item 2-5 (SUB2006-18) Subdivision Approved, 3-23-06, vote (6-0)
Agenda Item 2-6 (SUB2006-44) Approved, vote (6-0); Agenda Item 3-1 (VAC2006-22) Approved, vote (6-0);
Agenda Item 3-2 (VAC2006-23) Approved, vote (6-0); Agenda Item 3-3 (VAC2006-24) Approved, vote (6-0);

- 2-1. **SUB 2005-86: Final Plat -- NORTHGATE ADDITION**, located north of 53rd Street North and on the west side of Meridian.

Engineer: Baughman Company, P.A.
Acreage: 139.99
Total Lots: 271

- 2-2. **SUB 2006-43: One-Step Final Plat -- E.S. DEVELOPMENT MIDWEST COMMERCIAL ADDITION**, located north of 21st Street North and on the east side of Maize Road.

Engineer: Baughman Company P.A.
Acreage: 5
Total Lots: 3

- 2-3. **SUB 2006-38: One-Step Final Plat -- OAK CREEK 2ND ADDITION**, located south of 21st Street North and on the west side of Greenwich Road.

Engineer: PEC, P.A.
Acreage: 94.4
Total Lots: 26

- 2-4. **SUB 2006-42: One-Step Final Plat -- ANGELL ESTATES ADDITION**, located on the south side of 77th Street North and west of Oliver.

Engineer: Ruggles and Bohm, P.A.
Acreage: 10.24
Total Lots: 3

- 2-5. **SUB 2006-18: One-Step Final Plat -- WESTPORT SECOND ADDITION**, located west of Tyler Road and on the north side of Kellogg.
Engineer: K.E. Miller Engineering, P.A.
Acreage: 5.2
Total Lots: 3
- 2-6. **SUB 2006-44: One-Step Final Plat -- PARADISE ACRES ADDITION**, located on the north side of 31st Street South and east of Greenwich Road.
Engineer: Savoy Company, P.A.
Acreage: 5.1
Total Lots: 1

❖ **PUBLIC HEARINGS – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 3-1 and 3-3 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. **VAC 2006-22: Request to Vacate a Platted Sideyard Setback**, generally located on the north side of Kellogg Drive, midway between Dugan Road and Ridge Road.
- 3-2. **VAC 2006-23: Request to Vacate Portions of a Platted Drainage Easement and a Utility Easement Dedicated by Separate Instrument**, generally located midway between Rock Road and Woodlawn Boulevard, south of 45th Street North, on the northeast side of Shadow Glen and Barton Creek.
- 3-3. **VAC 2006-24: Request to Vacate a Portion of a Platted Easement**, generally located northwest of the Tyler Road - 29th Street North intersection, north of West Lake Parkway on the east side of Den Hollow Circle.

❖ **PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

4. Case No.: DR2005-32
Request: Amendments to the Unified Zoning Code Pertaining to Manufactured Home Parks
District Advisory Board: III and IV considered February 1, 2006
District Advisory Board: II and VI considered February 6, 2006
District Advisory Board: I and V considered March 6, 2006
Presenting Planner: Scott Knebel
MAPC deferred March 16, 2006 and May 4, 2006
5. Case No.: ZON2006-22 and CON2006-20
Request: Conditional Use request to allow a car wash and zone change from “SF-5” Single-family Residential to “LC” Limited Commercial
General Location: North of Kellogg Drive and east of Maize Road
Presenting Planner: Scott Dunakey

6. Case No.: CON2006-18
Request: Conditional Use for personal care service (beauty and tanning salon) on property zoned “GO” General Office
General Location: South of Pawnee Avenue on the southwest corner of Greenfield Street and Seneca Street
Presenting Planner: Jess McNeely
7. Case No.: CON2006-19
Request: Conditional Use to allow bank or financial institution on property zoned “GO” General Office
General Location: On the southwest corner of East Douglas and South Dellrose
Presenting Planner: Bill Longnecker
8. Case No.: CON2006-22
Request: Conditional Use for 150-foot Wireless Communication Tower on property zoned “GC” General Commercial
General Location: West of Maize Road and on the south side of 21st Street North
District Advisory Board: V will consider June 5, 2006
Presenting Planner: Scott Dunakey
9. Other matters/adjournment.

John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission